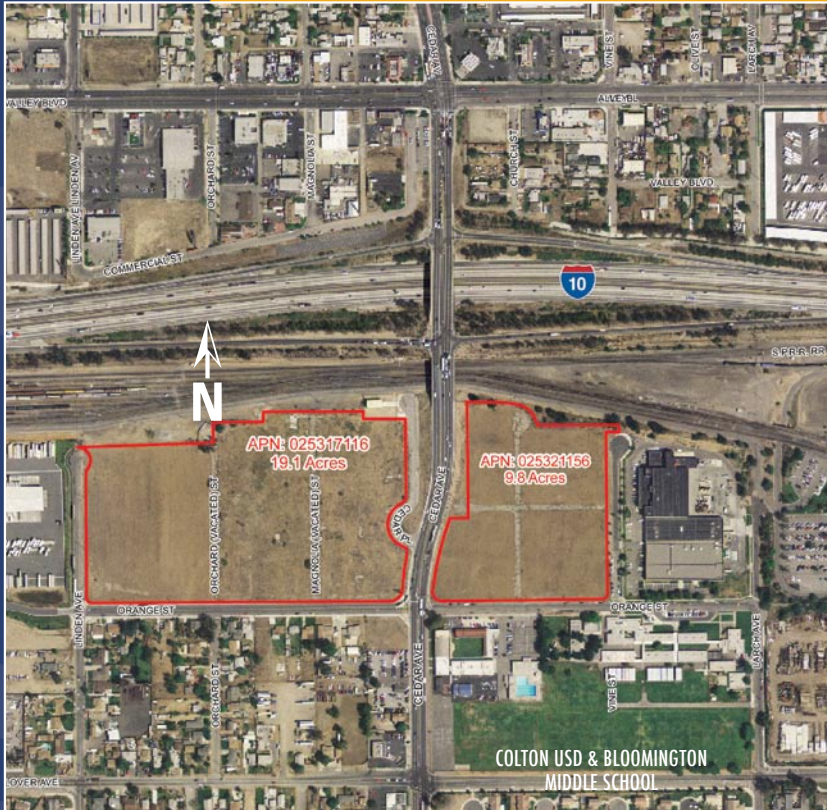


# THE COUNTY OF SAN BERNARDINO OPPORTUNITY, CALIFORNIA

## BLOOMINGTON

CEDAR AVENUE AND ORANGE STREET



This development opportunity is currently zoned industrial community but the county will entertain a retail or neighborhood commercial center.

Two lots make up the almost 29 acre site located south of Interstate 10, east and west of Cedar Avenue, and north of Orange Street. The UP railroad runs north of the site. Orange Street is signalized and the freeway experiences more than 416,000 average daily trips at this location. On and off-ramps from Interstate 10 are located at Cedar Avenue and freeway signage may be available. The Colton School District and Bloomington Junior High School, located at the southeast corner of Orange Street and Cedar Avenue, are looking for new locations. This property would do well as a big box grocery store, soft goods outlet, home center, or Hispanic retail site.

### DEMOGRAPHICS\*

	ONE MILE	THREE MILE	FIVE Mile
Population (2007)	10,658	105,939	333,429
Projected Population (2012)	11,478	114,019	362,345
Average Income (2007)	\$53,536	\$49,666	\$51,476
Median Income (2007)	\$44,000	\$40,414	\$42,096
Hispanic or Latino Origin (2007)	74.12%	70.00%	71.10 %
Average Age (2007)	31	30	30

\*Claritas 2007

### TRAFFIC COUNTS\*

Interstate 10 (east and west) 416,000  
 Cedar Avenue (south of Slover Avenue) northbound 14,005  
 Cedar Avenue (south of Slover Avenue) southbound 14,953

\*average daily trips

COUNTY OF  
SAN BERNARDINO



ECONOMIC DEVELOPMENT

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